

Amendments to the Claims:

The claims below will replace all prior versions, and listings, of claims in the application:

Listing of Claims:

1-106 (Canceled).

107 (Previously Presented) The method of claim 113, wherein the prices are offer for sale prices.

108-112 (Canceled).

113. (Currently Amended) A computer-implemented method of delivering real estate information to a user ~~over a network~~ comprising:

~~receiving query instructions from a user terminal~~ performing a computer-implemented search query that identifies a plurality of properties and requests automated valuation model (AVM) values of the identified plurality of properties;

~~accessing the AVM values for a the plurality of identified properties;~~

~~accessing a database defining price information for the identified plurality of properties;~~

~~performing a differential value search (DVS) to determine DVS values on the identified plurality of properties in response to the search query instructions, wherein the differential value search (DVS) is based upon comparisons of the AVM values and prices for each of the identified plurality of properties; and~~

~~displaying search results upon the user terminal wherein the search results include as an ordered listing list that includes the identified plurality of properties presented as an automatically ranked and optimized list based on a predetermined value optimization scheme of properties based upon the comparisons of AVM values and prices for the plurality of properties the DVS values.~~

114. (Currently Amended) The method of claim 113 wherein the ordered list is in order first by DVS values, wherein each of the DVS values is based on a difference between a price and an AVM value for a property from among the ordered ~~listing~~ list of properties.

115. (Previously Presented) The method of claim 113 wherein the ordered list is in order first by a sort field including at least one of AVM values or prices and a second sort field of the DVS values.

116. (Currently Amended) The method of claim 113 wherein the ordered list includes properties each having a price above ~~an~~ the AVM value.

117. (Currently Amended) The method of claim 113 wherein the ordered list includes properties each having a price below ~~an~~ the AVM value.

118. (Previously Presented) The method of claim 113 further comprising rendering a map having icons indicative of identified properties from among the plurality of properties.

119. (Previously Presented) The method of claim 113 further comprising:
receiving spatial information associated with the plurality of properties; and
updating the AVM values based upon the spatial information.

120. (Previously Presented) The method of claim 113 further comprising updating the AVM values based upon one of: spatial information, sale information, market activity, comparing properties.

121. (Currently Amended) A computer-implemented method of delivering real estate information ~~to a user over a public network~~, comprising:

providing a user with a user interface graphical selection tool for allowing the user to select a geographical area on a digital map representing a graphical search query;

performing the graphical search query for identifying a plurality of properties and requesting automated valuation model (AVM) values of the identified plurality of properties;

processing spatial information associated with a the plurality of identified properties;

~~receiving instructions from a user terminal;~~

accessing ~~AVM information defining~~ the AVM values for a the plurality of properties;

accessing a database defining price information for the plurality of properties;

performing a differential value search (DVS) to determine DVS values on the plurality of properties in response to the graphical search query ~~instructions~~, wherein the differential value search is based upon comparisons of the AVM values and prices for each of the identified plurality of properties; and

displaying the identified plurality of properties from among the plurality of properties based upon the as an automatically ranked and optimized list based on a predetermined value optimization scheme, spatial information and ~~a comparison of an AVM value and a price for each of the plurality of properties~~ the DVS values.

122. (Previously Presented) The method of claim 121 wherein processing the spatial information includes updating the AVM information based upon the spatial information.

123. (Previously Presented) The method of claim 121 further comprising rendering a map upon the user terminal, the map based upon the spatial information and including superimposed icons representing the identified properties.

124. (Currently Amended) The method of claim 121 ~~wherein displaying the identified properties includes displaying an ordered list of the identified properties~~ wherein the ordered list is in order first by DVS values, wherein each of the DVS values is based on a difference between a price and an AVM value for a property from among the ordered list of properties.

125. (Currently Amended) The method of claim 121 wherein the ~~results~~ ordered list include properties each having a price below their AVM values.

126. (Currently Amended) The method of claim 121 wherein displaying the identified plurality of properties is further based upon a modified difference that discounts factors including one or more of financial factors, ~~condo~~ fees, insurance rates, tax assessments or other factors affecting the investment value of each of the properties.

127. (Currently Amended) A computer-implemented method of delivering real estate information to a user ~~over a public network~~, comprising:

performing a search query by selecting a geographical area on a digital map that corresponds to a plurality of properties;

automatically accessing automated valuation model (AVM) values of the plurality of properties;

~~receiving instructions from a user terminal;~~

~~accessing AVM information defining AVM values for a plurality of properties;~~

~~accessing a database defining price information for the plurality of properties;~~

performing a differential value search (DVS) to determine DVS values on the plurality of properties in response to the ~~search query instructions~~, wherein the differential value search is based upon comparisons of the AVM values and prices for each of the identified plurality of properties; and

~~displaying identified the plurality of properties from among the plurality of properties based upon the differential value search and, for each of the identified properties, displaying DVS values defined by a difference between an AVM value and a price for each of the identified properties~~ as a ranked list that is automatically optimized based on a predetermined value optimization scheme and the DVS values.

128. (Previously Presented) The method of claim 127 wherein the DVS values are further defined by a modified difference that discounts factors including one or more of financial factors, fees, insurance rates, tax assessments or other factors affecting the investment value of each of the properties.

129. (Previously Presented) The method of claim 127 further comprising:
 receiving spatial positioning information associated with the plurality of properties;
 processing the spatial information; and
 updating the AVM values based upon the processing of the spatial information.

131. (Previously Presented) The method of claim 129 further comprising rendering a map based upon the instructions and processing the spatial information, the map including icons indicative of the properties.

132. (Previously Presented) The method of claim 127 wherein the information includes the AVM value and the price for each of the identified properties.